



## REF 2018-006, City of Edmonton 109 Street Corridor Area Redevelopment Plan Amendment

### Recommendation

*EMRB Administration recommends that REF application 2018-006 be approved.*

### Background

On July 4, 2018, the EMRB received an application from the City of Edmonton (the City) for approval of a proposed amendment to the 109 Street Corridor Area Redevelopment Plan (ARP). The City submitted the proposed amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*
- j) *The plan area of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems – Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.*

EMRB Administration deemed the application complete on July 6, 2018.

### Application

The subject amendment proposes to redesignate a parcel of land in the inner city neighbourhood of Garneau along 109 Street near Whyte Avenue to allow for the development of a 9-storey apartment. The amendment is within 0.8 km of a planned LRT line and results in a significant increase to the residential density of the site, which was previously institutional.

### Evaluation

EMRB Administration obtained the assistance of ParioPlan to evaluate the application with respect to the REF requirements. The ParioPlan evaluation (attached) reviewed the proposed ARP amendment in relation to the objectives of the Edmonton Metropolitan Region Growth Plan in Section 8 of the EMRB Regulation 189/2017, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in Section 8 in Schedule A of the REF Ministerial Order MSL 111/17. The ParioPlan evaluation recommends that City of Edmonton's amendment to 109 Street Corridor ARP be approved by the EMRB.



## **EMRB Administration Comments**

The 109 Street Corridor ARP amendment is situated in the Metropolitan Core of the Metropolitan Regional Structure to 2044 (Schedule 2 of the Growth Plan) whereby the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Areas in the Growth Plan.

The proposed amendment to the ARP includes an area totalling approximately 0.29 ha. The nature of the amendment is to redesignate a parcel of land along 109 Street north of Whyte Avenue, in the Garneau neighbourhood. This will allow for the development of a 9-storey apartment, significantly increasing the density of the site as it was previously used for institutional uses.

The amendment ensures the integration of land use and infrastructure by enabling a more compact development pattern and optimizing regional transit infrastructure investments. Developing at a higher density will concentrate people in a strategic location within the Metropolitan Core close to the major employment areas of the University of Alberta and Downtown Edmonton. The site is in close proximity to transportation infrastructure including an existing LRT station, future LRT line, major pedestrian corridor and a protected bike lane. This increase in density will create opportunities for increased public transit ridership and active transportation enhancing regional competitiveness through the efficient movement of people in the Region.

Further, this amendment will accommodate a mix of commercial and higher density residential land uses, which will enable the development of a complete community, increase employment opportunities, and provide diverse housing options that will respond to the changing lifestyles, income levels and demographics of the Region. The proposed addition of a significant number of residential units demonstrates the desire to infill existing areas and encourage intensification around existing and planned transportation infrastructure, consistent with the growth directions for the Metropolitan Core.

Overall, the proposed amendment to the 109 Street Corridor ARP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the ARP amendment by the Edmonton Metropolitan Region Board.

## **Recommendation**

EMRB Administration recommends that REF 2018-006 be approved.



**Attachments**

Evaluation

ParioPlan

REF Documents

1. Cover Letter – 109 Street Corridor ARP
2. Bylaw #18441 – Amend 109 Street Corridor ARP
3. Bylaw #18442 – Amend Zoning Bylaw
4. Urban Form and Corporate Strategic Direction Report
5. 109 Street Corridor ARP